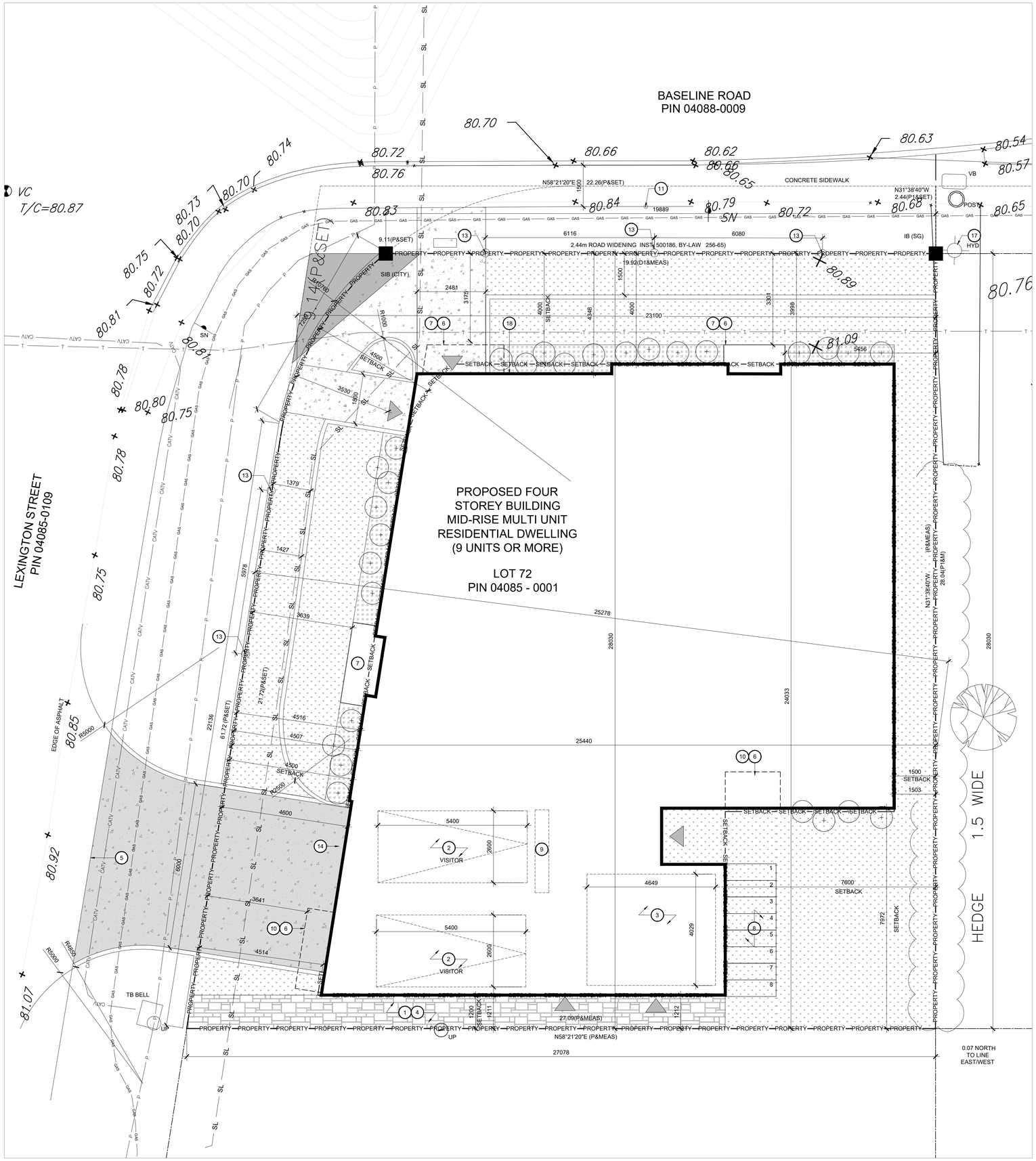

LEGAL DESCRIPTION:
LT 72, PL 526 , EXCEPT CR507927 ; OTTAWA/NEPEAN

PROJECT DEVELOPER
HP URBAN INC.
2405 ST. LAURENT BOULEVARD,
UNIT P, OTTAWA, ONTARIO K1G 5B4

SURVEYOR:
STANTEC GEOMATIC LTD.
1331 CLYDE AVENUE, SUITE 400
OTTAWA, ONTARIO, K2C 3G4

CIVIL ENGINEER
T.L.MAK ENGINEERING CONSULTANTS LTD.
1455 YOUVILLE DRIVE, SUITE 218
OTTAWA, ON. K1C 6Z7

LANDSCAPE ARCHITECT
GJA INC.
110 DIDSBURY ROAD #9
OTTAWA, ON. K2T 0C2

PROJECT INFORMATION	
ZONING BY-LAW 2008-250	R4-UD
SITE AREA	691.78 sq.m
AVERAGE MEAN GRADE (GEODETIC ELEVATION)	81.06M
GROSS FLOOR AREA	1357 sq.m

PROJECT STATISTICS		
	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	15M MAX.	23.13M
MINIMUM LOT AREA	450 SQM	691.78 SQ.M
MAXIMUM BUILDING HEIGHT	14.5M	13.1M
MINIMUM FRONT YARD SETBACK	4M	4M
MINIMUM CORNER YARD SETBACK	4.5M	4.5M
MINIMUM REAR YARD SETBACK	1.2M	1.2M
MINIMUM INTERIOR SIDE YARD	INTERIOR YARD WIDTH: 30% OF LOT WIDTH 7.6M	7.6M
	INTERIOR YARD DEPTH: MINIMUM REQUIRED REAR YARD OF ABUTTING LOT =7.85 M	8.34M
MINIMUM VEHICULAR PARKING	RESIDENTIAL (18 UNITS-12) X0.5 = 3 REQ	2
	VISITOR (18 UNITS-12) X 0.2 = 1 REQ	0
BICYCLE PARKING	RESIDENTIAL :0.5 SPACES PER UNIT 50% CAN BE VERTICAL, 25% TO BE INDOORS	2 INDOOR SPACES (VERTICAL STACKED), 8 OUTDOOR SPACES

LEGEND FOR DRAWING A1.2:

- PROPERTY LINE
- SETBACK
- OVERHEAD UTILITY WIRES
- FENCE
- CATV UNDERGROUND CABLE.
- STREET LIGHT
- GAS PIPE
- POWER PIPE
- WATER PIPE
- TELEPHONE PIPE
- SOD
- SOFT LANDSCAPED AREA
- HARD LANDSCAPED AREA
- ENTRANCE
- SIB STANDARD IRON BAR
- IB IRON BAR
- UTILITY POLE
- STREET SIGN / STOP SIGN
- GSR GAS SERVICE REGULATOR.
- FIRE HYDRANT
- ACU HVAC EQUIPMENT.
- VB VALVE BOX.
- TREE DECIDUOUS
- FOUND MONUMENTS
- AN UTILITY EQUIPMENT
- ASPHALT DRIVEWAY
- PROPERTY REQUIRED FOR FUTURE BRT
- CONCRETE WALKWAY

NOTES FOR DRAWING A2:

1. UNIT PAVER.
2. PARKING
3. GARBAGE STORAGE IN THE BUILDING.
4. PROPOSED PATH FOR MOVEMENT OF GARBAGE CONTAINERS FROM THE STORAGE AREA.
5. ASHPALT DRIVEWAY ACCESS.
6. LINE OF BALCONY ABOVE.
7. BALCONY.
8. OUTDOOR BICYCLE PARKING.
9. LOCATION OF VERTICALLY STACKED INDOOR BICYCLE PARKING
10. SCREEN FOR ALL SOUTH FACING BALCONY
11. BUS STOP FLAG (#6027)
12. RESERVED
13. BOLLARDS
14. RESERVED.
15. RESERVED.
16. RESERVED.
17. EXISTING FIRE HYDRANT.
18. PROPOSED LOCATION FOR FIRE DEPARTMENT CONNECTION.

GERALDINE WILDMAN
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT, CITY OF OTTAWA

APPROVED
By wildmange at 1:30 pm, Apr 21, 2026

CONSTRUCTION NORTH

TRUE NORTH

No Nº	ISSUE/REVISION ÉMISSION/RÉVISION	DATE DD/MM/YY
5	Reissued for Site Plan Application	13.04.2026
4	Issued for Site Plan Application	31.03.2026
3	Issued for 66% Submission	09.02.2026
2	Issued for Site Plan Application	08.05.2025
1	Issued for Site Plan Application- Draft	10.04.2024

BRYDEN GIBSON
ARCHITECTS INCORPORATED
1066 Somerset Street West, Suite 200, Ottawa Ontario, K1Y 4T3
Telephone: 613.724.9914 E-mail: architecture@brydengibson.ca

PROJECT NAME / NOM DU PROJET
222 Baseline Rd Mid-Rise Apartments
Ottawa, ON

DRAWING TITLE / TITRE DU DESSIN
Site Plan New Work

JOB No / N° DE PROJET	797-23
DATE / DATE	Sep 2024
SCALE / ECHELLE	As Noted
PRINTING SCALE/ ÉCHELLE D'IMPRESSION	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PRINTING SCALE. SI CETTE LIGNE NE MESURE PAS 25mm, AJUSTER VOTRE ÉCHELLE D'IMPRESSION.
CONCEPTION BY / CONÇUS PAR	EEM
DRAWN BY / DESSINÉ PAR	RK / CT
CHECKED BY / VÉRIFIÉ PAR	SG
ARCHITECT'S STAMP / SCEAU D'ARCHITECTE	
DRAWING No / DESSIN N°	A1.2
REVISION No / RÉVISION N°	0